



CHOICE PROPERTIES

Estate Agents

Shangrila Quebec Road,
Mablethorpe, LN12 1LT

Reduced To £140,000



It is a pleasure for Choice Properties to bring to the market this two bedroom semi detached bungalow which is located moments from the beach and additionally offered with no upper chain.

The internal accommodation comprises:

Kitchen

6'7" x 9'11"

Fitted with wall and base units with complimentary work surfaces over, one bowl resin sink unit with drainer and stainless steel mixer tap, integral cooker, four ring gas hob with extractor over, space for fridge/freezer, partly tiled walls, loft access, pedestrian door to the side aspect.

Utility Room

4'9" x 2'4"

Plumbing for a washing machine.

Reception Room

15'3" x 10'1"

uPVC double opening patio doors to the front aspect, TV Aerial point, telephone point, wood burner set into bricked surround.

Bedroom 1

11'7" x 9'11"

Double bedroom with fitted wardrobes.

Bedroom 2

7'11" x 10'1"

Double bedroom, cupboard housing the wall mounted 'Baxi' boiler.

Shower Room

4'9" x 7'3"

Fitted with a three piece suite comprising shower cubicle with mains shower over, pedestal wash hand basin with mixer taps, dual flush wc, mermaid board to the splash backs.

Driveway

Providing off street parking.

Garden

To the rear of the property you will find a privately enclosed and low maintenance garden and features a variety of timber storage sheds.

Tenure

Freehold

Council Tax Band

Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A.

Viewing arrangements

By appointment through Choice Properties on 01507 472016.

Opening hours

Monday to Friday 9.00 a.m. to 5.00 p.m.

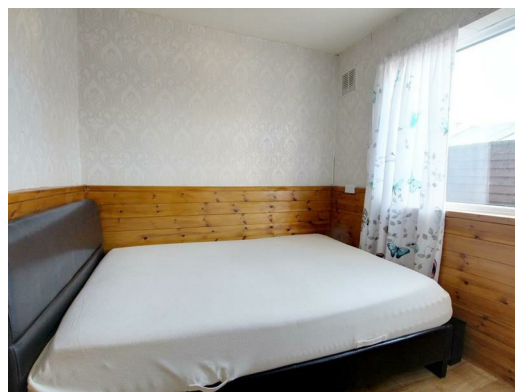
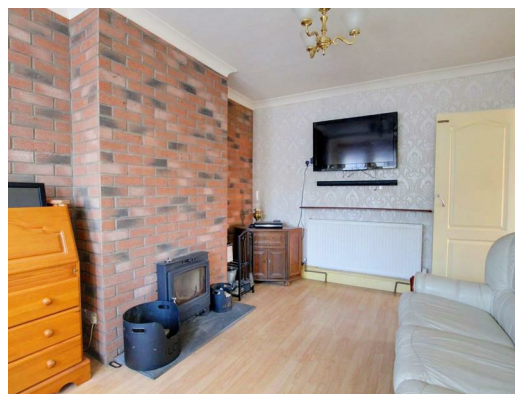
Saturday 9.00 a.m. to 3.00 p.m.

Making an offer

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

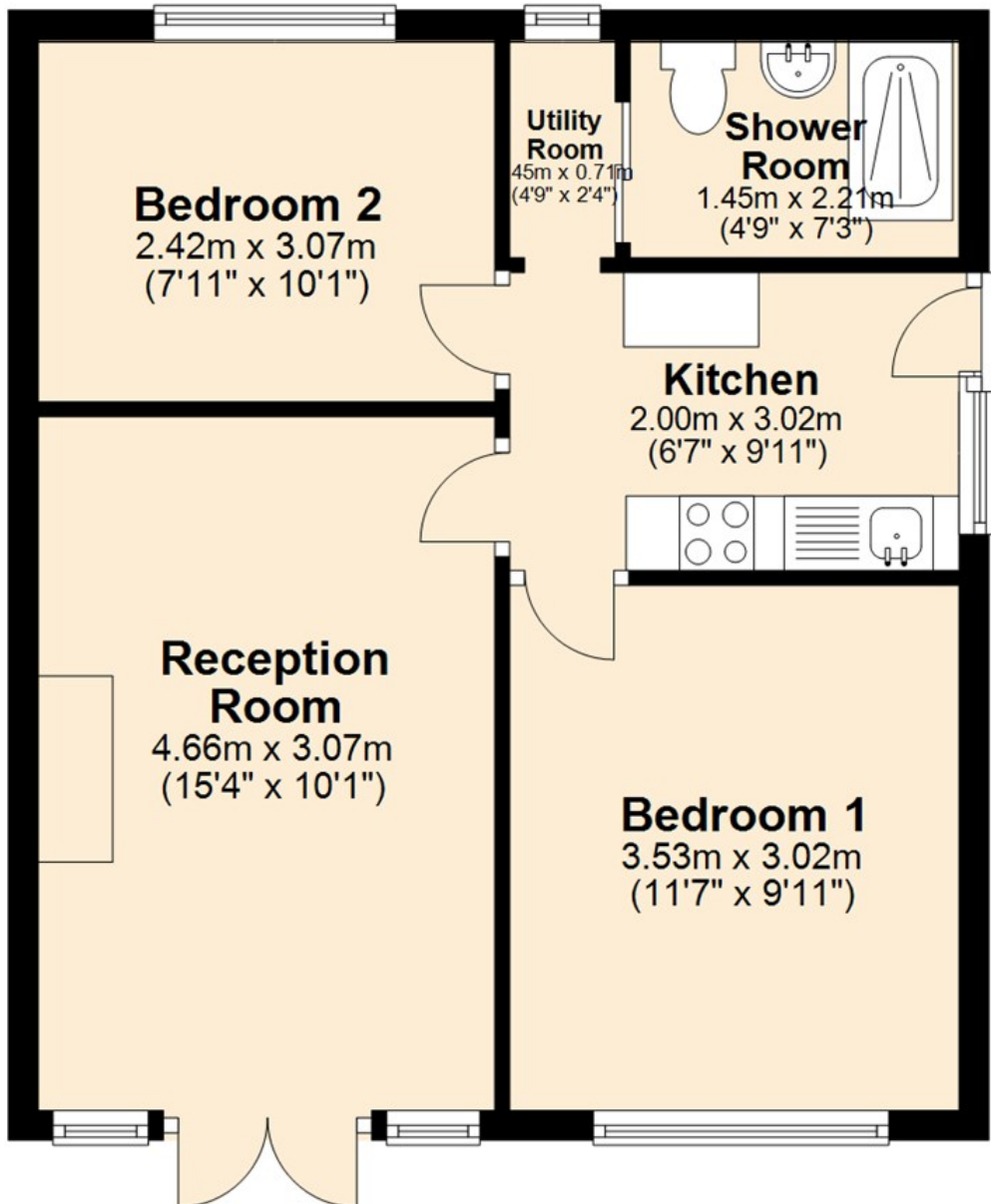
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



Ground Floor

Approx. 44.4 sq. metres (478.4 sq. feet)



Total area: approx. 44.4 sq. metres (478.4 sq. feet)

Directions

Upon leaving our Mablethorpe office head North towards the traffic lights and turn right onto the High Street, at the pullover turn left onto Quebec Road and continue along the road for a short while, Shangri La can be found a short distance before the cinema.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 89 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

